

K:\JOBS\1856\PLAN\RD0P-STARBUCKS\1856RDP-STARBUCKS 4-28-2014.dwg, CAT2B, 4/28/2014 11:49:42 AM

N/R4  
HARRIET A KORFHAGE REVOCABLE LIVING TRUST  
2001 GLENVIEW AVE  
LOUISVILLE, KY 40222  
TAX BLK 397, LOT 2, SUBLOT 1  
D.B. 9492, PG. 748

N/R4  
EMILY W KEISLER REVOCABLE TRUST  
2000 GLENVIEW AVE  
LOUISVILLE, KY 40222  
TAX BLK 391, LOT 45  
D.B. 9867, PG. 580

TC/C-1  
SUBURBAN SQUARE  
4912 US HIGHWAY 42  
TAX BLK 1601, LOT 10  
US 42 PROPERTY MANAGEMENT, LLC  
4350 BROWNSBORO ROAD, SUITE 310  
LOUISVILLE, KY 40207  
D.B. 7787, PG. 51

TC/C-1  
4903-4919 BROWNSBORO RD  
TAX BLK 1601, LOT 2  
SEMONIN SQUARE, LLC  
2908 BROWNSBORO ROAD, SUITE 100  
LOUISVILLE, KY 40206  
D.B. 8356, PG. 550

TC/C-1  
COMMONWEALTH BANK  
4944 US HIGHWAY 42  
TAX BLK 11, LOT 214  
BUCKEYE PROPERTIES, LLC  
4350 BROWNSBORO ROAD, SUITE 310  
LOUISVILLE, KY 40207  
D.B. 9657, PG. 204

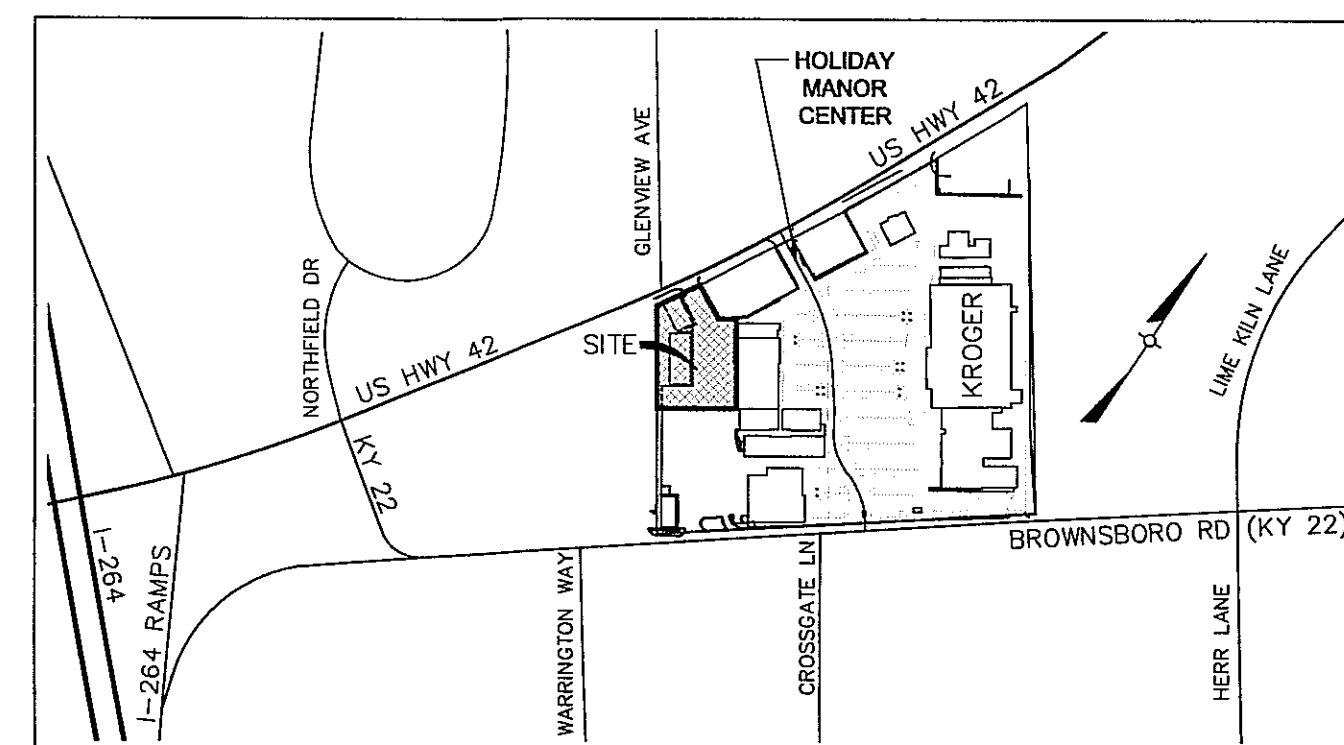
TC/C-1  
HOLIDAY MANOR CENTER  
4942 US HIGHWAY 42  
4933 BROWNSBORO ROAD  
TAX-BLK 1601, LOT 9, 11, 12  
HOLIDAY MANOR ASSOCIATES, LTD  
6100 DUTCHMANS LANE  
LOUISVILLE, KY 40205  
D.B. 5340, PG. 424

#### LEGEND

- UTILITY POLE  
OVERHEAD ELECTRIC  
OVERHEAD TELEPHONE  
EX. CONTOUR  
EX. WATER LINE  
EX. PROPERTY LINE TO BE REMOVED  
EX. SANITARY SEWER  
EX. STORM SEWER  
PROPOSED STORM SEWER  
PROPOSED SANITARY SEWER  
SURFACE FLOW ARROW
- SILT FENCE  
INLET GUARD  
FORM DISTRICT  
ZONING  
ZONING LINE  
FORM DISTRICT TRANSITION LINE  
VARIANCE REQUEST  
WAIVER REQUEST

#### GENERAL NOTES

- Sanitary sewer - Service available by lateral extension contract. Subject to MSD capacity charges. Sewage will be treated at the Morris Forman Wastewater Treatment Plant.
  - Drainage / Storm Water Detention: Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
  - All dimensions shown in paved areas are from edge of pavement to edge of pavement unless shown otherwise.
  - See architectural plans for exact building dimensions and details.
  - All parking islands shall be outlined with concrete median curb unless noted otherwise.
  - All handicap site features shall be constructed in accordance with acceptable "A.D.A." requirements for handicap accessibility.
  - All parking spaces shall be 9' wide unless noted as a handicap space or shown otherwise. See typical detail, this sheet, for handicap dimensions.
  - Contractor shall be responsible for required handicap parking signs, painted handicap symbols, parking stripes (4" wide) and cross hatch striping in parking areas.
  - All sidewalks shown shall be the responsibility of the site contractor unless otherwise noted.
  - Concrete walks and paving are to have broom finish.
  - Construction staking shall be done by contractor.
  - Silt controls shall be installed prior to construction and removed upon completion of the job once grass is established.
  - This property is not located in a 100 year flood hazard area. (FEMA Map 21111C0016E, December 5, 2006).
  - Existing dumpsters provided in existing trash enclosure area.
  - Construction plans, bond and KYTC permit will be required prior to construction approval by MPW.
  - Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
  - The existing reciprocal crossover parking / access agreement for Holiday Manor shall include this lot and shall be submitted prior to construction approval.
  - Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate pre-existing curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- #### BICYCLE PARKING CALCULATIONS
- LONG TERM PARKING REQUIRED: 2 SPACES  
SHORT TERM PARKING REQUIRED: 4 SPACES  
LONG TERM PARKING PROVIDED IN BUILDING VIA WALL RACK BY CYCLE-SAFE INC. MODEL 17502. WWW.CYCLESAFE OR APPROVED EQUAL.  
SHORT TERM PARKING PROVIDED BY A 4 BIKE INVERTED 'U' BIKE RACK BY PARK-I.



LOCATION MAP  
Not to Scale

#### SITE DATA

LOT AREA: 0.97 ACRES  
EX. FORM DISTRICT: TOWN CENTER  
EX. ZONING: C-1  
EX. USE: COFFE SHOP, RETAIL  
PROPOSED USE: COFFE SHOP, RETAIL  
BUILDING  
PROPOSED GROSS BUILDING FOOTPRINT: 9,278SF  
PROPOSED GROSS BUILDING FLOOR AREA: 9,278SF  
F.A.R.: 0.22  
NO. OF STORIES: 1 STORY  
PROPOSED BUILDING HEIGHT: 24'  
MAX. BUILDING HEIGHT: 32'

#### PARKING CALCULATION

PARKING  
PARKING REQUIRED:  
COFFE SHOP (1,968SF): MIN. 4 SPACES (1SP/500SF)  
MAX. 20 SPACES (1SP/100SF)  
RETAIL (7,310SF): MIN. 15 SPACES (1SP/500SF)  
MAX. 49 SPACES (1SP/150SF)  
GROSS PARKING REQUIRED: MIN. 19 SPACES  
MAX. 69 SPACES  
PARKING PROVIDED: 32 SPACES  
(INCLUDES 2 H.C. SPACES)

#### NEW CONSTRUCTION CALCULATION

EX. GROSS BUILDINGS AREA: 9,024SF  
PROPOSED GROSS BUILDING AREA: 9,278SF  
PERCENT IMPROVEMENT: 2.65%

#### TREE CANOPY CALCULATIONS

TOTAL SITE AREA: 42,312SF  
EXISTING TREE CANOPY PRIOR TO CONSTRUCTION: 0SF (0%)  
EXISTING TREE CANOPY: 0SF (0%)  
REQUIRED TREE CANOPY: 8,462SF (20%)

#### VUA/ILA CALCULATIONS

EXISTING VUA: 24,173SF  
PROPOSED VUA: 22,527SF  
ILA REQUIRED (5%): 1,123SF  
ILA PROVIDED: 1,214SF

#### IMPERVIOUS AREA

EXISTING IMPERVIOUS AREA: 34,966SF  
PROPOSED IMPERVIOUS AREA: 35,997SF  
PERCENT IMPROVEMENT: 2.8%

#### WAIERS / VARIANCES

- Waiver of LDC Chapter 5.5.1.A.3.a. to allow parking in front of the building within the Town Center Form District.
- Waiver of LDC Chapter 10.3.5.A.1 to allow a parking lot to encroach 255sf into the required 30' Parkway Buffer and Setback.
- Waiver of LDC Chapter 10.3.5.A.1 to replace the 3' continuous berm with a 3' masonry wall along the properties frontage within the Parkway Buffer.
- Variance of LDC Chapter 5.2.4.C.3.B to exceed the maximum building setback of the nearest two properties by 27' to 75'.

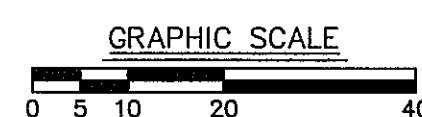
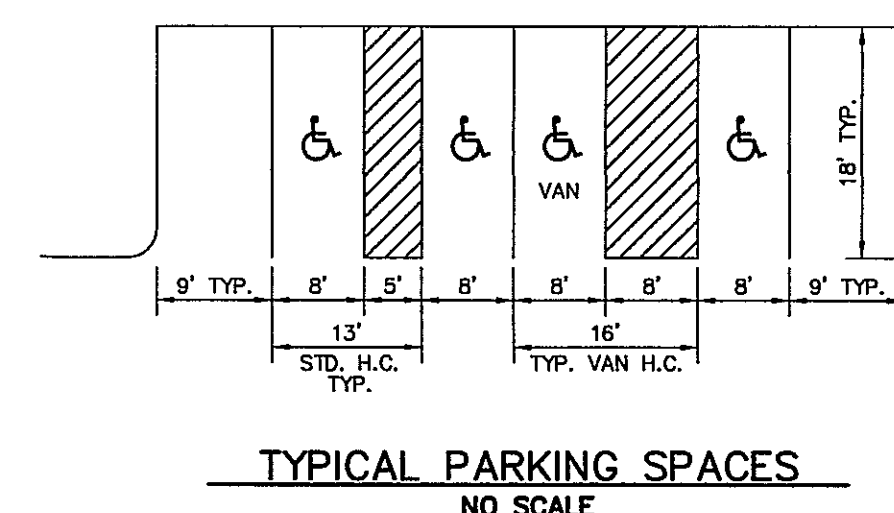
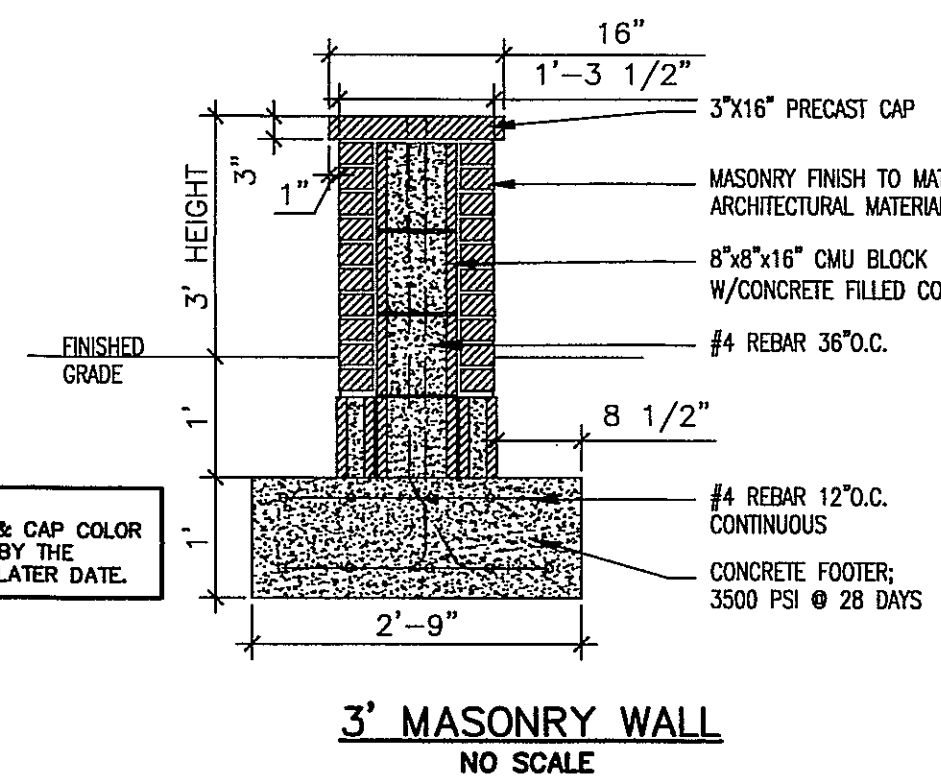
#### YARD REQUIREMENTS

FRONT YARD SETBACK: 0' MIN./15' MAX.  
SIDE YARD SETBACK: 0' MIN./15' MAX.  
REAR YARD SETBACK: 0' MIN./15' MAX.  
BUILDING HEIGHT: 32'

RECEIVED

APR 26 2014  
PLANNING &  
DESIGN SERVICES

CASE #14VARIANCE1027  
MSD WM #10961  
TAX BLOCK 1601 LOTS 5 & 14  
DEED BOOK 5340 PAGE 424



SABAK, WILSON & LINGO, INC.  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
LOUISVILLE, KENTUCKY 40202  
608 S. THIRD STREET,  
THE HENRY CLAY



NO.	REVISION	DATE
1	1	4/27/14

SHEET TITLE: CATEGORY 2B PLAN	PROJECT TITLE: HOLIDAY MANOR - RETAIL SHOPS
OWNER / DEVELOPER: HOLIDAY MANOR ASSOCIATES, LTD	4942, 4940, 4920 US HWY 42 - LOUISVILLE, KY 40222
6100 DUTCHMANS LANE	
LOUISVILLE, KY 40205	
(502) 456-1989	
JOB NO. 1856-DDP	SCALE: 1"=20'-0"
DATE: 3/24/14	DRAWING NO: CAT2B
SHEET 1 OF 1	14VARIANCE1027